



**SATOMI FUMITSUKI**  
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 SMART FROM HOME REALTY LIMITED



181 Lynnbrook Crescent Single Family/Freehold/Sale  
 Waterloo, ON N2L4X2

Price: \$452,900  
 Sold Price: \$447,000

**Sold Closed**



MLS®#: 30599714 Status: **Sold Closed**  
 Region: Waterloo DOM: 16  
 Municipality: 4 - Waterloo West  
 Neighbourhood: 421 - Lakeshore/Parkdale  
 Bldg Type/Style: Detached/Sidesplit  
 Age/Yr Built: 31-50 Years/1969 Basement: Yes  
 Legal Desc: LOT 73 PLAN 1261 CITY OF WATERLOO; S/T  
 383148; WATERLOO  
 Sq.Ft/Source: 1,585/Public Records Tot Bdrms: 3 (3+0)  
 Sq Ft Range: 1501 to 2000 Bathrooms: 1.1  
 Acres/Range: .000 / < 0.5 Lot Front: 55.00 Ft  
 Taxes/Year: \$3,577/2017 Lot Depth: 115.00 Ft  
 Irregularities: 55 X 115 Lot Shape: Rectangular  
 Heat: Gas/Forced Air Sewer: Sewer  
 Water: Municipal/ (Municipal)  
 Brokerage: SMART FROM HOME REALTY LIMITED  
 CrossSt/Dir: Northfield Rd. and Weber

**Property Details**

Exterior:	Aluminum Siding, Brick, Stone	Heat Source:	Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Partially Finished	Heat Type:	Forced Air	Air Condition:	Yes
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	1 Wood
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:	No	Retire Comm:	
#/Type of Garage:	1.0/Other	Total Parking Spaces:	2	VisitAble:	
#/Driveway/Type:	1.0/Private Double Wide/Asphalt	Assigned Spaces:	1	Addl Month Fees:	
Parking:	Asphalt	Soil Type:		Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	No

Remarks  
 Welcome to 181 Lynnbrook Crescent. This 1,585 Sqft, carpet free home located mature quiet area. with a lot of update, New roof (2016), New Furnace (2017), Hot Water Heater (2017). Brand new stove (2017). Only minutes to University of Waterloo. Maga back yard, your kids will love it. Get together by the fireplace in the cozy family room in those cold winter days.

**Property Features**

Features/Amenities: Auto Garage Door Remote(s), Carpet Free, Water Softener /  
 Area Features: Library, Major Highway, Public Transit, Quiet Area, Rec./Commun.Centre  
 Inclusions: Fridge, Stove, Washer, Dryer.  
 Exclusions: None.

**Tax and Financial Information**

Roll#:	042930025000000	Assessment:	\$342,000/2016	Survey:	None
Pin#:	181LYNNBROOKCRO40421	Taxes:	\$3,577/2017	Private Entrance:	
Legal Desc:	LOT 73 PLAN 1261 CITY OF WATERLOO; S/T		383148; WATERLOO	HST Applicable:	Included
Location:	Urban	Fronting On:			

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Family Room	M	16' 2" X 11' 0"		Kitchen	2	12' 10" X 10' 6"	
Living Room	2	18' 4" X 11' 11"		Dining Room	2	11' 2" X 9' 1"	
Bathroom	2		2-Piece	Master Bedroom	3	14' 0" X 11' 5"	
Bedroom	3	10' 7" X 10' 6"		Bedroom	3	11' 7" X 10' 0"	
Bathroom	3		3-Piece	Recreation Room	B	20' 1" X 12' 0"	

**Listing Information**

Commence Date:	09/12/2017	Deposit:	15000	Buy Option:	CDOM:	16
Sign:	Yes	Lockbox:	Yes	Possess. Dt:	SPIS:	No/No
References:		Application Required:		Employment Letter:	Possession:	Flexible

**Sold Information**

Original List Price:	\$452,900	SP\$/SQFT:	\$282.02	LP\$/SQFT:	\$285.74	DOM:	16
Sold Price:	\$447,000	Close Date:	11/02/2017	SP/LP:	98.70%		

Prepared By: SATOMI FUMITSUKI, Salesperson Client Full One Page Report Date Printed: 11/03/2017  
 SMART FROM HOME REALTY LIMITED

